

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2017-69
Petition of Dana Hall School
45 Dana Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 10, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Dana Hall School requesting Site Plan Approval pursuant to the provisions of Section VII, Section XVIA and Section XXV of the Zoning Bylaw for a Major Construction Project that consists of construction of a 200 foot by 180 foot outdoor riding ring, the conversion of the existing outdoor riding area to grass paddocks, and the renovation of existing paddocks currently next to the stable. The new riding ring will be situated on a portion of the Tenacre Country Day School property where the Dana Hall School currently maintains large grass paddocks. The property is located at 45 Dana Road, in an Educational District.

On July 6, 2017, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was David Himmelberger, Esq., who said that the request is for Site Plan Approval for a project that involves disturbance of more than 5,000 square feet of land to enhance but not expand Dana Hall's Equestrian Program. He said that also present at the hearing were William Foley, Trustee, Robert Mather, Assistant Head of School, Sarah Summers, Director of Equestrian Activities, and Steve O'Connell, Andrews Engineering.

Mr. Himmelberger said that Dana Hall offers a comprehensive riding program. He said that the proposal is to construct a new outdoor riding ring. He said that they will flip flop the location of the existing ring and paddocks. He said that the new riding ring will be larger at 200 by 180 feet and will have a dust free footing material that will be a great benefit to the abutters. He said that the project has been through Design Review Board (DRB) review. He said that they met with the Engineering Department, who had a few comments that have been responded to. He said that Mr. Saraceno sent a memo to the Zoning Board on September 7, 2017 advising that the project was in full compliance with any of his concerns.

Mr. O'Connell said that Dana Hall School currently operates their Equestrian Facility on Tenacre School property. He said that the riding ring and paddocks are located on Tenacre School property. He said that Dana Hall would like to construct an outdoor riding ring where the existing paddocks are and the paddocks will move to where the existing riding ring is. He said that in order to bring their program to an elite level, they need a bigger ring to train properly so that when they go to competitions, they have had training on the same level. He said that the project will involve landscaping, hardscaping and some

engineering. He said that the riding ring will consist of a dust free footing and a perimeter drainage system. He said that the drainage system will collect stormwater runoff and convey it through the Dana Hall property. He said that the topography of the site is uphill to the east and downhill to the west. He said that existing runoff is collected in a series of drywells that overflow. He said that stormwater runs next to the stable and collects in catch basins near Vincent Road and then into a man-made pond on campus. He said that the proposal is to collect the stormwater in the perimeter drain and run it to improved drywells with a pipe outlet that will convey the water to a closed pipe system that will run alongside of the stable and connect to the existing pipe system.

Mr. O'Connell said that in order to meet the project's objectives, they need to have some retaining walls. He said that they want to make the riding ring ADA accessible. He said that because of the topography, they need a wall at the back and front side. He said that students, parent and coaches typically take the horses from the stable and walk them up the path to a five percent walkway that goes to a landing that leads to ADA ramps to a multi-use area. He said that the retaining walls will be cast in place concrete with a fieldstone veneer. He said that the fences will be three rail black or brown vinyl that are unique to the equestrian industry. He said that there is a significant landscape component of the project that will enhance the existing conditions and add to the equestrian theme with hedges and stone columns. He said that they met with one neighbor a number of times to address his concerns. He said that some of the landscaping has been designed to address his needs.

Mr. O'Connell said that they described work hours in the application package. He said that have made provisions for temporary paddocks that will be restored upon completion of construction. He said that trucks will enter and exit the site on Grove Street towards Needham. He said that no vehicles will be allowed to use Brook Street. He said that the truck route has been reviewed and approved by the Police Chief. He said that hours of operation will be standard under the Board's purview.

The Board asked if Dana Hall has coordinated the construction schedule with Tenacre's open Site Plan construction schedule. Mr. O'Connell said that they have been in open communication with Tenacre School, who signed the application. He said that Tenacre's progress should not impact this project.

The Board asked about the duration of the project. Mr. O'Connell said that Dana Hall hopes to break ground in September, subject to contractor availability. He said that once the project commences, the bulk of the earth work and site preparation will have an approximate 90 day duration.

The Board asked if there will be a viewing area for competitions. Mr. O'Connell said that there are no competitions hosted here. He said that there will be no sound system, lights or water system. He said that there will be a designated coaching area. He said that there will be no bleachers or crowds.

The Board asked about the foundation of the dust free surface. Mr. O'Connell said that it is a compact stone dust product set to a proper pitch. He said that top and subsoil will be removed. He said that the native soil is gravelly. He said that they compensated for high groundwater in the final grade. He said that the stone dust will have a six inch compacted thickness. He said that the stone dust will be under three to four inches of horse footing, which will be maintained. He said that the coaching and staging area is grass.

Mr. O'Connell said that final grading of the ring and the retaining walls consumed most of their planning time. He said that they knew that it was a key component from viewing, feasibility and regulatory standpoints because of local codes. He said that DPW inquired about fencing at the back side even though there will be no paths to walk on there. He said that they will provide equestrian fencing inside for the riding arena and will tie into a neighbor's fence and run it to an existing post and rail fence on the Tenacre property.

The Board asked if they will balance the cut and fill or remove it. Mr. O'Connell said that they will be pretty close to a balance. He said that just under 900 cubic yards of fill are required due to the amount of top and subsoil to come off the site that cannot be used as structural fill. He said that trucks will exit to Grove Street and head south to Needham to Route 135 and Route 95. He said that the school deals with truck traffic on regular basis with food deliveries, etc., so they are very conscious of neighbors on Brook Street and going north on Grove Street.

A Board member confirmed that there will be no lighting, no sound amplification or signage. He asked who will be using the facility. Ms. Summers said that it is just for students, their families and alums. She said that the larger community program was closed about ten years ago. She said that they have a therapeutic riding program that they operate as a community service on Sundays and a very small summer camp program that is open to the community. She said that Dana Hall made a decision ten years ago to focus on their students. She said that the purpose of this project is to raise the bar on their program by having outdoor space that is similar to space that they encounter at horse shows.

The Board asked about the number of horses that are boarded. Ms. Summers said that there are 45. She said that some of the horses are boarded and some are owned by the school. She said that the facility is tucked away and is not really visible from the street.

There was no one present at the public hearing who wished to speak to the petition.

Submittals from the Applicant

- Application for Site Plan Approval, dated 6/14/15
- Project Overview
- Letter to Town of Wellesley Building Department, dated 6/2/17, re: Owner Authorization, from Chris Elliot, Head of School, Tenacre Country Day School
- Site Plan Approval Review – Plans and Submittal Checklist, dated, 6/9/17
- Development Prospectus, dated 6/9/17
- Stormwater Management, dated 6/14/17, revised 7/31/17, signed by Stephen J. O'Connell, VP, Engineering
- Long Term Pollution Prevention and Stormwater System Operation and Maintenance Plan, revised 8/10/17
- Letter to Zoning Board of Appeals, dated 7/31/17, re: Dana Hall – Proposed Outdoor Riding Ring Wellesley DPW Review Comment Responses ASE Project #2006-437.3, from Stephen J. O'Connell – attachments:
 - Long Term Pollution Prevention and Stormwater System Operation and Maintenance Plan
 - Construction Management Plan

- Stormwater Management
- Email to George Saraceno, dated 8/10/17, re: Dana Hall Riding Ring, from Stephen O'Connell – attachments:
 - Existing Conditions Plan – Tenacre Country Day School, dated 2/22/16, stamped by Verne T. Porter, Jr., PLS
 - Stormwater Management
 - Long Term Pollution Prevention and Stormwater System Operation and Maintenance Plan

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
C-1.0	Cover Sheet	6/14/17	Paul Hutnak, P.E.	7/31/17
C-2.0	Legend, Abbreviations & General Notes	6/14/17	Paul Hutnak, P.E.	7/31/17
C-3.0	Existing Conditions Plan	6/14/17	Byron J. Andrews, PLS	7/31/17
C-4.0	Site Layout Plan	6/14/17	Paul Hutnak, P.E.	7/31/17
C-5.0	Grading & Drainage Plan & Profile	6/14/17	Paul Hutnak, P.E.	7/31/17
C-6.0	Demolition, Erosion Control & Traffic Management Plan	6/14/17	Paul Hutnak, P.E.	7/31/17
C-6.1	Erosion & Sediment Control Notes	6/14/17	Paul Hutnak, P.E.	7/31/17
C-7.0	Construction Details	6/14/17	Paul Hutnak, P.E.	7/31/17
L-1.0	Hardscape Materials Plan	4/14/17	Kris M. Bradner, RLA	8/9/17
L-1.1	Landscape Hardscape Details	4/14/17	Kris M. Bradner, RLA	
L-1.2	Landscape Hardscape Details	4/14/17	Kris M. Bradner, RLA	
L-1.3	Landscape Detail Sections	4/14/17	Kris M. Bradner, RLA	
L-1.4	Landscape Hardscape Details	4/14/17	Kris M. Bradner, RLA	
L-2.0	Landscape Planting Plan	4/14/17	Kris M. Bradner, RLA	
L-2.1	Planting Details	4/14/17	Kris M. Bradner, RLA	
S-1	Topographic Plan	12/4/02	Judith Nitsch Engineering, Inc.	
S-2	Topographic Plan	12/4/02	Judith Nitsch Engineering, Inc.	

S-3	Topographic Plan	12/4/02	Judith Nitsch Engineering, Inc.	
	Existing Conditions Plan – Tenacre Country Day School	2/1/16	Verne T. Porter, Jr., RLS	

On July 23, 2017, Deputy DiGiandomenico, Wellesley Fire Department, reviewed and approved the revised application for the project. The Fire Department reserves the right for final approval at time of issuing a building permit.

On July 21, 2017, David M. Allen, Supervisory Electrical Engineer, Wellesley Municipal Light Plant (MLP), reviewed the project and stated that the MLP had no outstanding issues that should delay the approval of this project.

On July 21, 2017 and August 10, 2017, George Saraceno, Senior Civil Engineer, Department of Public Works, reviewed the project and submitted comments.

On August 3, 2017, the Planning Board reviewed the petition and recommended that Site Plan Approval be granted.

On August 3, 2017, the Design Review Board reviewed the petition and recommended that Site Plan Approval be granted, as presented.

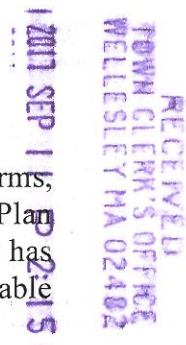
The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

CONDITIONS

General Conditions

By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.

Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on September 7, 2017. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.



The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, posted at the Site in a conspicuous location visible to the public.

Construction Conditions

Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.

During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. Saturday work shall be limited to critical activities or to make up for weather delays. There shall be no construction work on Sundays.

All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash.

Refueling of construction equipment shall be performed with due consideration to spill prevention and control measures at a designated area on the site.

Use Conditions

The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations". Copies of the Operations and Maintenance Plan Reports for the first two years shall be submitted to the Zoning Board of Appeals and the Town Engineer.

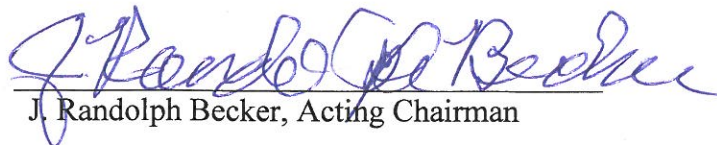
Landscaping shall be in conformance with the Planting Plan and Planting Details and shall be maintained, repaired, or replaced as needed by the Applicant. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as that shown in the Plant Schedule.

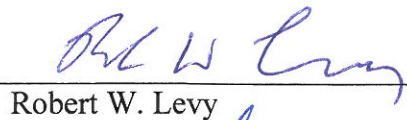
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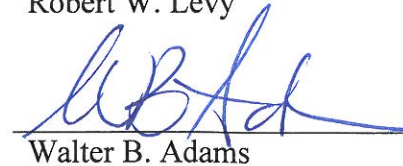
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Acting Chairman


Robert W. Levy


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm